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AN INDUSTRIAL APPRAISAL OF

Sandersville **AND** *Tennille,* **GEORGIA**

PREPARED FOR THE
SANDERSVILLE-WASHINGTON COUNTY CHAMBER OF COMMERCE

REVIEW
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AN INDUSTRIAL APPRAISAL OF SANDERSVILLE AND TENNILLE, GEORGIA

Prepared for
The Sandersville-Washington County Chamber of Commerce

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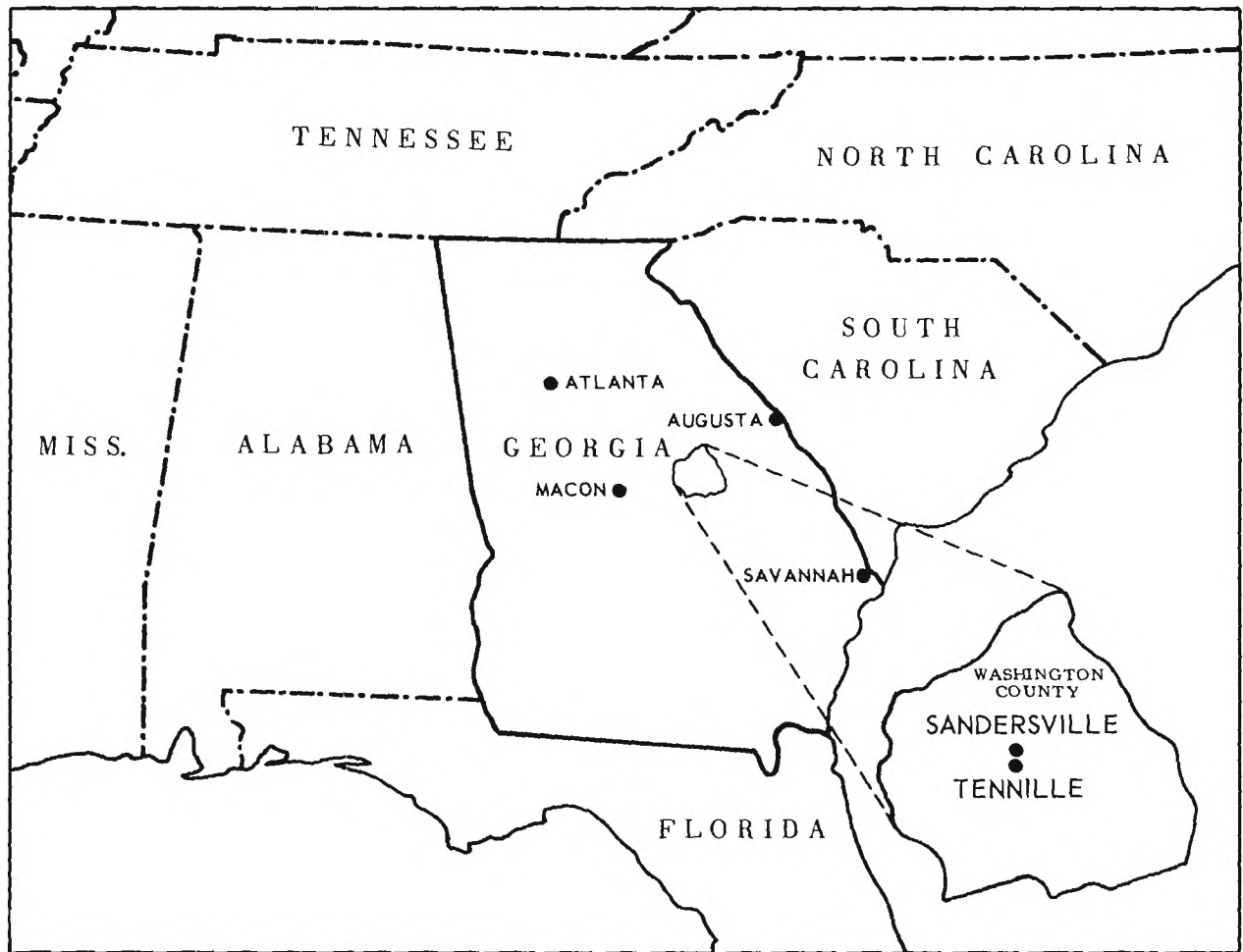
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A large portfolio of pictures on Sandersville, Tennille and Washington County was made available by C. LeRoy Little, Jr., of Little Studios in Sandersville, from which selections were made for this publication.

Within the Industrial Development Branch, editorial help and data verification were rendered by Annelly B. Deets, Thera H. Richter, Oliver Terriberry, Roger K. Sund and Robert L. Ware. The manuscript was typed by Jean Hurd, and all lay-out work by Don Swafford. Dr. Kenneth C. Wagner gave valuable suggestions and editorial advice.

REGIONAL SETTING



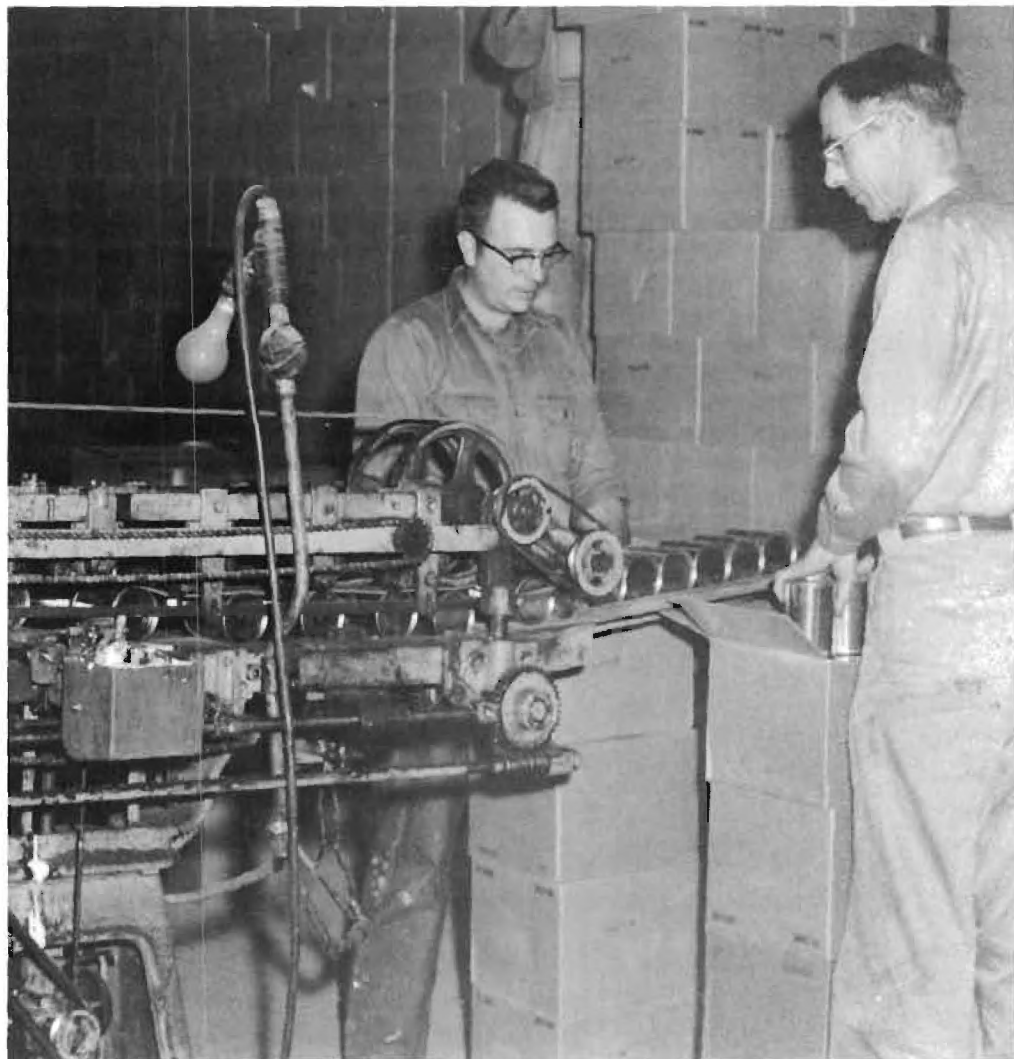
The geographic location of Sandersville and Tennille in Georgia's central eastern region is definitely advantageous as far as their relationship with and distance to major market centers are concerned. These cities are situated approximately 130 miles southeast of Atlanta and 135 miles northwest of the port city of Savannah.

Moreover, they are strategically located with respect to other metropolitan centers in Georgia: only 60 miles east of Macon and 75 miles southwest of Augusta. Milledgeville (30 miles to the west) and Dublin (40 miles south) are the only near-by cities larger than Sandersville. Georgia State Highways 15, 24, and 242 converge at Sandersville, with both 15 and 68 passing through Tennille.

LABOR SUPPLY

The existence of an adequate labor pool is Washington County's prime industrial advantage. The possibilities of recruiting considerable numbers of people and of drawing others into the area to accept new jobs constitute a real asset.

Washington County's labor supply, by conservative estimates, amounts to 2,850 persons, including 850 women.^{1/} This labor force contains about 1,280 white persons. It comprises persons not presently in the labor force, in-migrants, school graduates and dropouts, unemployed individuals, surplus farm workers, local workers commuting out of the area and employed workers desiring to make a change.



^{1/} Georgia State Employment Service, Department of Labor, "Labor Market Report," April, 1962.

GROWTH TRENDS

The majority of the area's working force is employed in the processing of kaolin or in production of apparel. Sandersville's newest industry is Argo Mills, a division of Atlas General Industries, which will shortly occupy a \$225,000 plant to be constructed by the Washington County Development Corporation.

Other recent additions to the area's industrial roster - within the past ten years - include American Industrial Clays Co., Central Packing Co., Sandersville Builders Supply, and Smith-Sheppard Concrete Co. In addition, substantial expansions have been completed by Cecil Hodges Lumber Co., Holmes Canning Co., and United Clay Mines.

Union activity is at a minimum. Only one kaolin firm in the county - at Gardners - has a union. Labor-management relations in Washington County have been good and there have never been any serious disputes.

In November 1955, Sandersville's Mayor and Council adopted an ordinance to regulate the solicitation of membership for any organization, union, or society, with application to be made to the city. Permit for the license is \$2,000 a year, and \$500 for each member obtained.

EXISTING INDUSTRY

Major manufacturing establishments presently operating in Washington County, and located at Sandersville unless otherwise noted, include (as of June, 1962):

<u>Name</u>	<u>Product</u>	<u>Employment</u>		
		<u>Total</u>	<u>Male</u>	<u>Female</u>
American Industrial Clays Co.	Kaolin	42	41	1
Anglo-American Clay Co.	Kaolin	30	27	3
Argo Mills (Div. of Atlas General Industries)	Cotton knit goods	300	15	285
Burgess Pigment Co.	Kaolin processing	35	33	2
Central Packing Co.	Meat processing	60	45	15
Champion Paper & Fiber Co.	Kaolin	38	36	2
Cecil Hodges Lumber Co.	Lumber	35	34	1
Holmes Canning Co., Inc. (seasonal)	Canned vegetables	149	57	92
McElrath Bros. Lumber Co.	Lumber	30	29	1
Minerals & Chemicals Corp.*	Kaolin	200	200	-
Royal Mfg. Co., Inc.	Apparel	250	3	247
Simmons Co.**	Veneer	54	28	26
Smith-Sheppard Concrete Co.	Concrete products	50	48	2
Thiele Kaolin Co.	Kaolin	200	196	4
United Clay Mines Corp.	Kaolin	50	49	1
Washington Mfg. Co.**	Textiles	220	143	77

Small manufacturers, each employing less than 25 persons, include:

Carr & Boatright, fertilizer	Sandersville Coca Cola Bottling Co., bottled drinks
Hawkins Sausage Co.***, meat processing	Sandersville Ice Co., ice
Grady Mertz Seed & Feed, seed & feed	Tennille Ice Co.***, ice
Chas. D. Roberts Co., cut wood stock	Sandersville Progress, newspaper, printing
Sandersville Builders Supply, finished lumber	Waco Milling Co., feed

* Office at Tennille, plant at Gardners.

** Plant at Tennille.

Shipping times to New York, Chicago, and Detroit require four to six days for carloads, and eight to ten days for less-than-carloads. Among the basic services offered by the three lines serving Sandersville and Tennille are pick-up, delivery, and reciprocal switching.

Motor Freight

Truck transportation facilities at Sandersville and Tennille have been adequate to meet existing needs of industry in that area.

Benton Rapid Express and Brown Transport, both Class A, maintain regular motor freight service to the Sandersville-Tennille area. Two additional carriers - Pilot Freight Carriers, Inc. and Carolina Freight Carriers Corp. - operate on call for trailer shipments and deliveries; at least fifteen other interstate carriers have similar authority.

A terminal at Sandersville is maintained by Sheppard Warehouse which also operates a Class B, intrastate, shipping service as Howard Sheppard Motor Line.



The principal interchange points are Atlanta, Macon, and Savannah, with shipping times to New York, Chicago, and Detroit third morning for truckloads and fourth morning for less-than-truckloads.

NATURAL RESOURCES

MINERALS

Washington County's principal mineral resources consist of limestone, kaolin, and fuller's earth. Within a short distance from Sandersville lies an undeveloped 13-million ton deposit of limestone of high quality covered by an over-burden of sands and clays to a depth of 25 to 40 feet.



Kaolin mining and processing reach major proportions at Sandersville with seven mining operations employing some 500 workers.

AGRICULTURE

Cotton is still the major farm cash income source in Washington County, accounting for about \$1-million, but raising of livestock is growing in importance.

The acreage planted in cotton has declined 60 per cent in the last ten years. The number of farms was reduced by more than 50 per cent between 1949 and 1959 while the average farm size increased almost 63 per cent.



Meat products and vegetable canning are the principal manufacturing processes based on agricultural products.

Analysis
(Treated City Water)

	Parts per Million		Parts per Million
Silica (SiO_2)	22.0	Total solids	213.0
Iron oxide (Fe_2O_3)	0.15	Mineral solids	195.0
Alumina (Al_2O_3)	0.3	Alkalinity as CaCO_3 (with methyl orange)	145.0
Lime (CaO)	85.2	Alkalinity (with phenolphthalein)	None
Magnesia (MgO)	2.2	Free carbon dioxide	12.0
Sulphate (SO_3)	5.4	Total hardness (as CaCO_3)	157.7
Chloride (Cl)	8.2		
Nitrate (NO_3)	Trace	pH	7.4
Manganese (Mn)	None		

Tennille

The Tennille system obtains its water supply from two 6-inch wells, both 100 feet deep. Maximum daily pumping capacity is 324,000 gallons; maximum daily consumption was 21,000 gallons in one hour. There is an elevated tank with 75,000-gallon capacity. Tennille has one mile of 8-inch water mains, four miles of 6-inch.

Monthly Water Rates

First	3,000 gallons		\$3.00 minimum
Next	7,000 gallons	@	0.40 per thousand gallons
Next	70,000 gallons	@	0.25 per thousand gallons
Over	80,000 gallons	@	0.18 per thousand gallons

POWER AND FUELS

Electric Power

Sandersville operates its own municipal power system, buying electricity wholesale from the Georgia Power Company. Total substation capacity is 32,000 kva; connected load is 3,067 kw. The area is served by two 110-kv lines and one 44-kv line.

Monthly Industrial Rates

Small Industrial Consumer

First 2,000 kwh	@ 2.22¢ per kwh
Excess kwh	@ 1.99¢ per kwh
All consumption in excess of 300 kwh per kw of 30 minute interval demand	@ 1.11¢ per kwh
Minimum monthly charge	\$25.00

Large Industrial Consumer

(Total connected load not less than 100 kw)

Demand Charge:	\$0.90 per kva of maximum demand per month, plus
Energy Charge:	First 20,000 kwh @ 1.50¢ per kwh
	Next 30,000 kwh @ 1.00¢ per kwh
	Next 150,000 kwh @ 0.75¢ per kwh
	Over 200,000 kwh @ 0.58¢ per kwh
Minimum monthly charge	Demand charge

Electric power at Tennille is distributed by Georgia Power Company. The Tennille substation capacity is 1,500 kva and it is fed by a 44-kv line.

Monthly Industrial Rates

Schedule C-8

(Small Industrial Consumer)

Demand Charge:	\$1.10 per kw of maximum demand per month, plus
Energy Charge:	First 20,000 kwh per month @ 1.50¢ per kwh
	Next 30,000 kwh per month @ 1.00¢ per kwh
	Over 50,000 kwh per month @ 0.75¢ per kwh

Monthly Industrial Rates

Rate SN-8

(Applies to customers using less than 2,000 therms per day)

First	1,000 therms or less	\$67.90 minimum
All Over	1,000 therms	.0443 per therm
Adjustment for Low Load Factor:		
For all gas consumed, November through May, in excess of 1.1 times the average amount of gas used per month, June through October immediately preceding		
		.0673 per therm

Rate SN-9

(Applies to customers using 1,500 or more therms per day)

Firm Use Charge

For the quantity of natural gas stated in the contract for service as the Firm Use per day unless the customer, at the election of the Company, establishes a higher Firm Use Charge by violating a curtailment order.

\$0.3374 minimum per therm

Commodity Charge

Firm Gas	.0282 per therm
Interruptible Gas	
First 1,000,000 therms	.0276 per therm
All over 1,000,000 therms	.0269 per therm

LP Gas

Rural Gas Service, Inc., locally owned, provides most of the liquified petroleum gas from its storage capacity of 36,000 gallons. Peak annual consumption has been 700,000 gallons, or approximately sixty-eight tank cars. The gas content is 80 per cent propane and 20 per cent butane. Cost is approximately 16 cents per gallon in lots of 500 gallons or more.

EDUCATIONAL INSTITUTIONS

Washington County operates the school system with one white and one colored high school, four white and three colored elementary schools.

Vocational courses offered all students are in fields of agriculture, home economics, and industrial arts. In addition, white students may study diversified cooperative training.



<u>School</u>	<u>Number</u>		<u>Average</u>	
	White	Negro	Daily Attendance White	Negro
Elementary	4	3	1,111	1,638
High	1	1	655	619
<u>High School Graduates</u>				
1961	92	87		
Avg. Last 5 Years	107	56		

Expenditures from all funds was \$272.20 per pupil for the 1960-61 school year.

Several colleges and universities are close to Sandersville. Only 29 miles away at Milledgeville is the Women's College of Georgia, while Mercer University and Wesleyan College are at Macon, 60 miles. Augusta College - a two-year junior college - and the Medical College of the University of Georgia are at Augusta, within 75 miles. The University of Georgia at Athens is only 86 miles away. Within three hours' driving time are Georgia Institute of Technology, Georgia State College, Emory University, and Agnes Scott College, all in the Atlanta area.

CHURCHES

Twelve churches serve white congregations in the two Washington County communities. There are also ten churches supported by the Negro population. Principal denominations are Baptist, Christian, Church of God, Church of the Nazarene, Episcopal, Methodist, and Roman Catholic. Nearest Jewish synagogue is at Macon, 60 miles.



FIRE AND POLICE PROTECTION

Fire Department

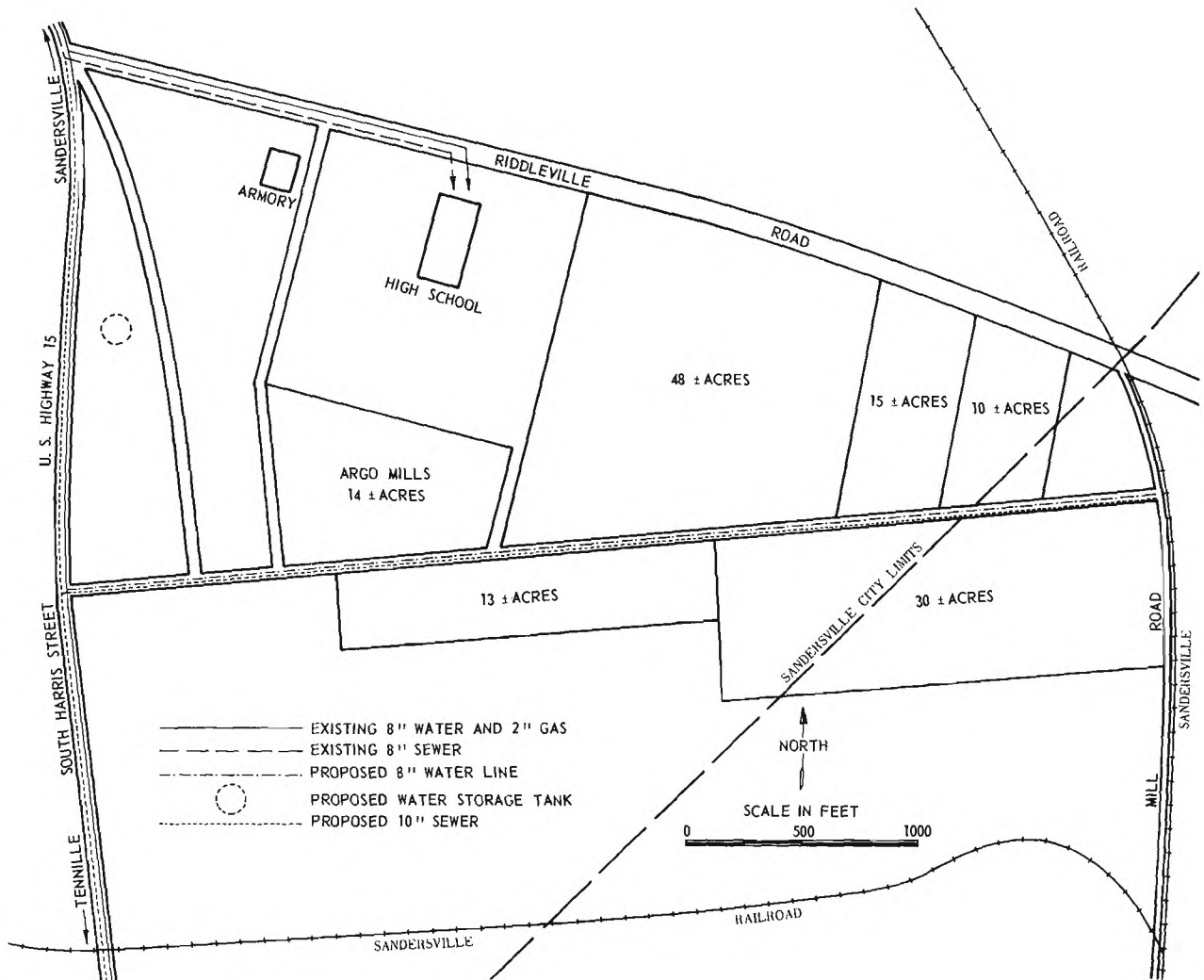
Sandersville maintains a fire station with one paid and ten volunteer firemen and two fire engines. Tennille also has a fire station with ten volunteer firemen and two fire engines. Both cities have a Class 8 insurance rating by the National Board of Fire Underwriters. Fire protection is extended to all buildings and property within a reasonable distance beyond the city limits, but fire hydrants are installed only to the city limits.

Police Department

Sandersville maintains six uniformed policemen and two patrol cars which carry out regular day and night patrols. Tennille has two uniformed policemen and one patrol car.

The county has a three-man force with two patrol cars on call during the week, and on regular patrols on weekends.

The district, as the accompanying sketch shows, is bounded on the north by Riddleville Road, which has existing 8" water and sewer and 2" gas lines to the high school. In developing this area, the city will install an 8" water line and 10" sewer line in utility expansions already planned. Included in the improvements is a new water storage tank of 300,000-gallon capacity.



In this area the new facility of Argo Mills will be constructed on a 14-acre site. The new industrial district is easily accessible to a large portion of the labor force, with both the Tennille and Riddleville roads used as main thoroughfares.

The terrain in this section is somewhat rolling, but appears to present no grading problems.

FINANCING OF BUILDINGS

The Washington County Development Corporation has been formed by local public-spirited citizens to construct buildings for lease to industry. It has an authorized capital of \$100,000 and is willing to invest up to twice that amount for good industrial concerns, based on sound business practices. The corporation has recently concluded negotiations with Argo Mills, Sandersville's newest plant acquisition, for construction of a new building.

Recreation

Sandersville maintains lighted football and baseball fields with a stadium seating 1,500, and also has a swimming pool, playground facilities, and asphalt tennis courts. A part-time director of recreation is hired during the summer months. In addition, the city has a library and two motion picture theaters with seating capacity of 1,385.



Tennille has an athletic field and park with swimming pool. It also has a part-time recreation director for a summer program.

A 9-hole golf course lies between the two towns. For the hunter there is fine quail hunting in the county. Within 30 miles is Lake Sinclair with 500 miles of shoreline, popular for fishing, water sports, and outdoor camping activities.

TRANSIENT ACCOMMODATIONS

Sandersville has one hotel with 40 rooms and Tennille has one with 25 rooms. A new 14-unit motel is under construction at Sandersville, on the edge of the central business district. Six restaurants operate in Sandersville and two in Tennille.

Large semi-private meeting rooms are available at the American Legion Hall, VFW, Women's Club, and the National Guard Armory at Sandersville, and the Community House in Tennille.



Kaolin Festival is Washington County's chief annual event, attracting numerous spectators from over the region.

CLIMATE

Average annual rainfall^{1/} in the area amounts to 44.56 inches. The mean temperatures in the months of December through February range from 46.8° to 49.0°, in the months of June through August, 79.3° to 81.0°. The mean temperature ranges over the past 20 years have been 39.0° to 62.0° in January, and 70.0° to 92.0° in July.

Average humidity^{2/} for the area is

<u>Month</u>	<u>7:00 a.m.</u>	<u>1:00 p.m.</u>	<u>7:00 p.m.</u>
December	83	57	66
January	83	57	64
February	82	53	59
June	80	50	60
July	84	55	68
August	83	55	69

The prevailing wind direction is west by northwest.

TOPOGRAPHY

The area's terrain generally is gently rolling in the northern part of the county and fairly level in the southern section. Washington County lies on and just below the Fall Line and contains soils in three provinces. The northern part of the county is in the Sandhills Province, the midsection is in the Upper Coastal Plains Province, and the southern portion is in the Middle Coastal Plains Province.

^{1/} Temperature and rainfall data are from U. S. Weather Bureau records at Milledgeville (29 miles northwest)

^{2/} Humidity data are from U. S. Weather Bureau records at Macon (65 miles west).

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Sandersville, Georgia

